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THIS WAY

to your private rural retreat

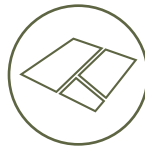


TURN-KEY COUNTRY RETREAT ➤ LYNCHBURG, SC

This tract has everything you need for personal recreational use! The 233.22-acre property is comprised of food plots, mixed hardwood/pine and planted pine stands, fields, a cabin and a loaf shed with a walk-in cooler. In addition to white tail deer, there are turkey, dove and coveys of quail. The south side of the property may be suitable for duck impoundments. Merchantable timber could be harvested or left to grow and provide habitat.

On the back third of the property, the cabin is tucked away and private. It is the perfect place to gather with family and friends, boasting 2,600 square feet, a master suite with a walk-in closet and private bath, a bunk room with a full bathroom and a huge living space flowing into a four-oven kitchen with two sinks and a side-by-side refrigerator and freezer. An additional full bath, laundry room and pantry are off the kitchen. The wet bar is perfect for making a drink to enjoy on the front or rear porches, which run the full width of the cabin.

FEATURES



±233.22 acres



Dove field



Deer



Turkey



Duck pond site



Flat Topography



Tractor shed



Walk-in cooler



35 min. | Florence
25 min. | Sumter
60 min. | Columbia

~Timber value:
\$150,000

Sale Price:
\$816,440
\$3,500/acre





PROPERTY AERIAL

Gate

Electric
Fence

Dove
Field

Shed &
cooler

Cabin

Food
Plot

Pond

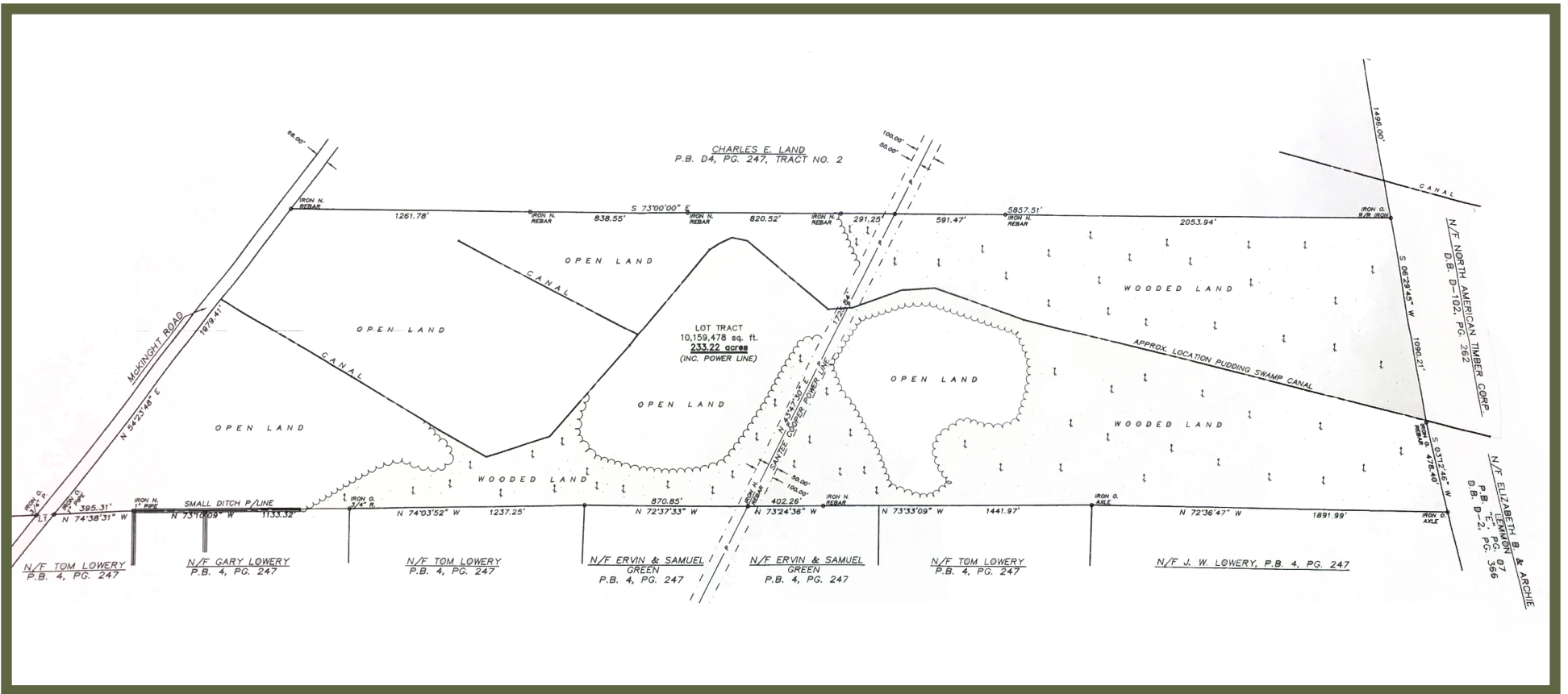
STREET MAP

COLUMBIA

SUMTER

FLORENCE





WETLANDS



SOIL MAP



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